

# For Lease

## EMERSON LAKE BUSINESS PARK

Lakewood, Washington



SEPA  
Approved -  
Ready to Build



Flexible  
Design  
Options



15 Minutes to  
Port of Tacoma  
<1 Mile to I-5

## TWO DEVELOPMENT SITES AVAILABLE

Building Permits Pending | Construction starting in 6 months

- Parcel A - 9.54 AC
- Parcel B - 4.80 AC
- Parcel D - 3.8 AC (2.5 AC Usable)

**NAI** Puget Sound  
Properties

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www.benaroya.com   
**Benaroya**  
Phoenix Capital



# TRANSPORTATION REGION

Next door to Joint Base Lewis McChord, largest military installation west of Mississippi

Economic Opportunity Zone

EB-5 Regional Target Zone



SEATTLE  
40 Miles



PORT OF SEATTLE  
38 Miles



SEA-TAC INTL. AIRPORT  
28 Miles



PORT OF TACOMA  
12 Miles



PORTLAND  
135 Miles

Emerson Lake Business Park

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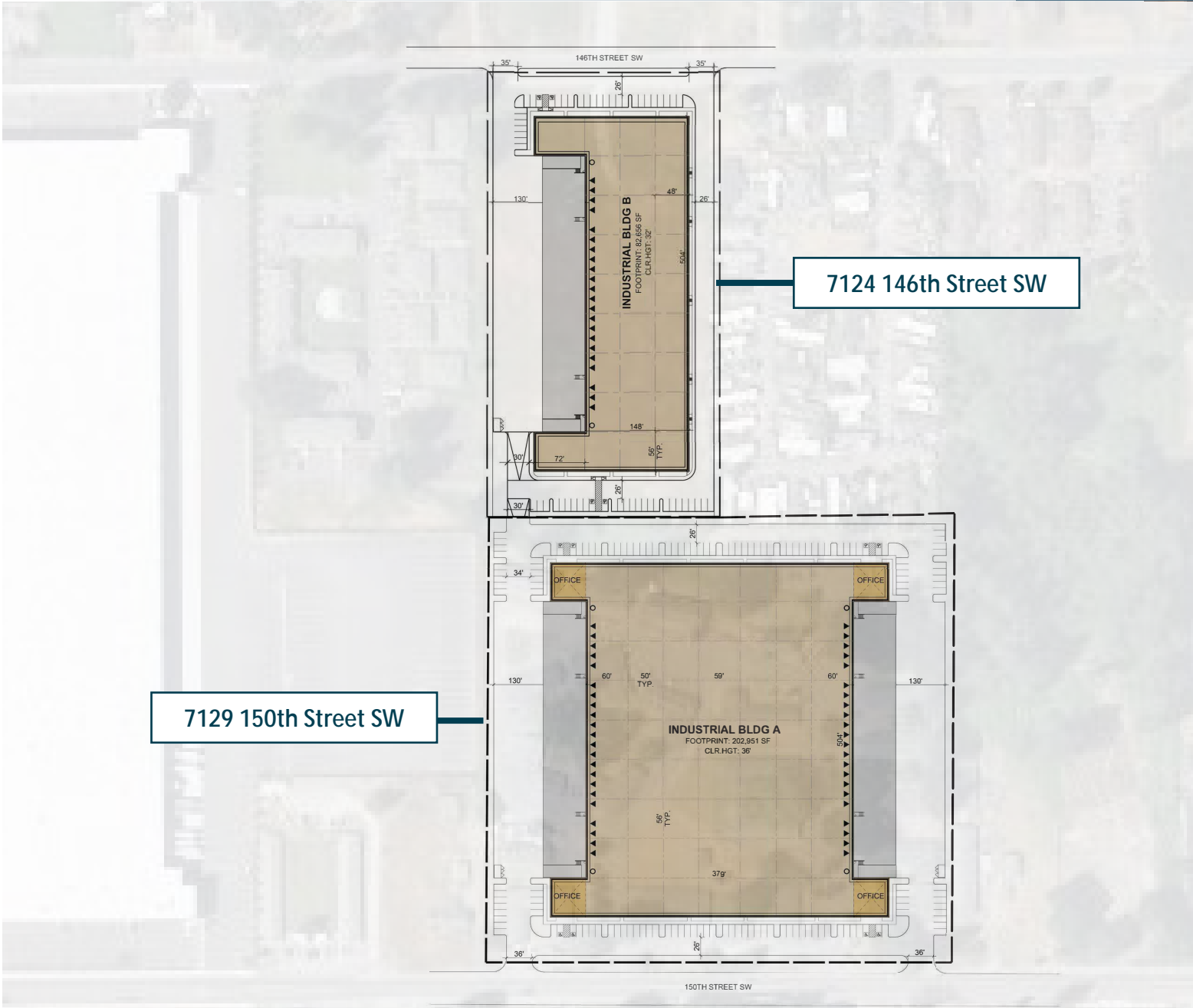
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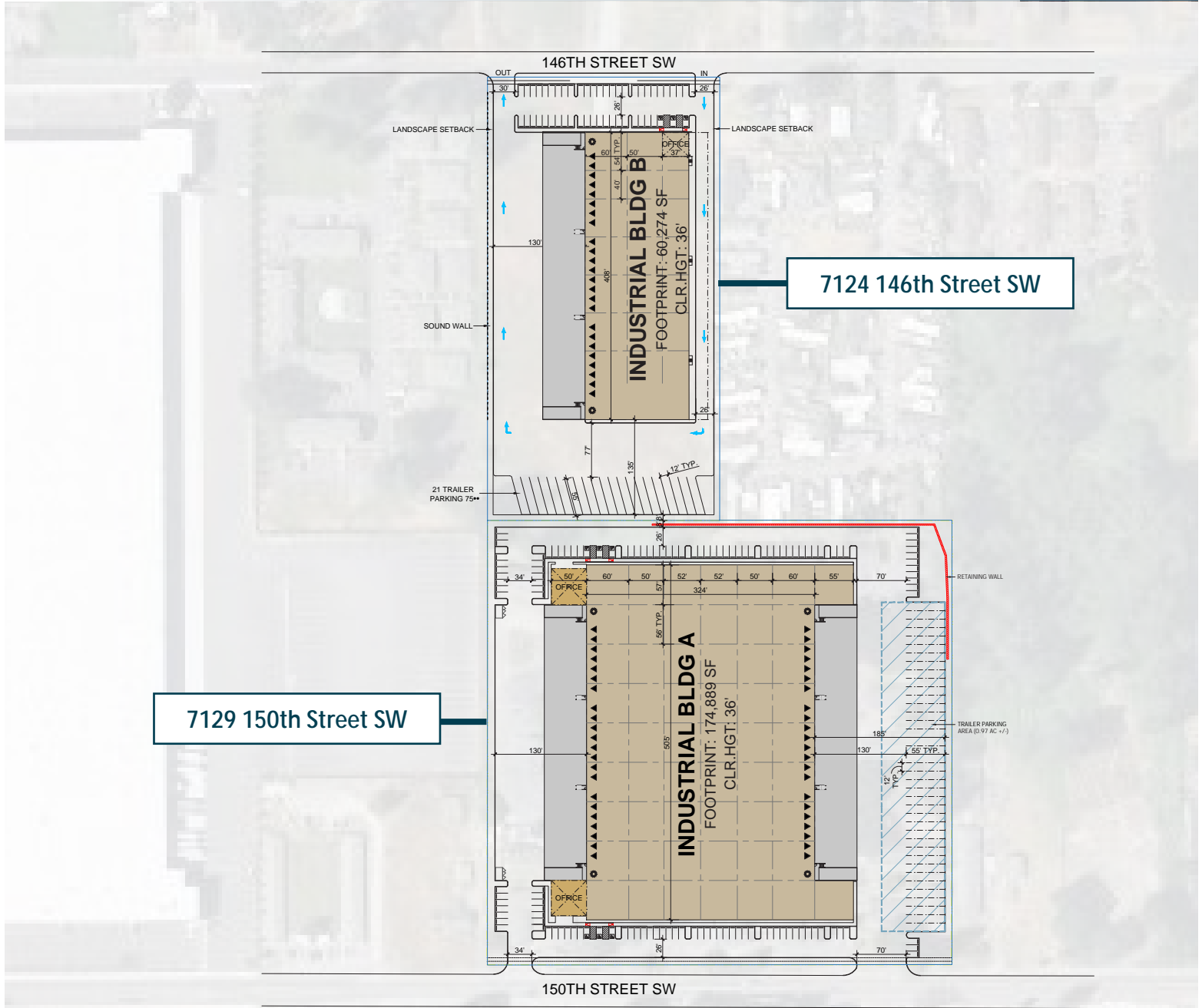
# SITE SELECTION

## OPTION 1



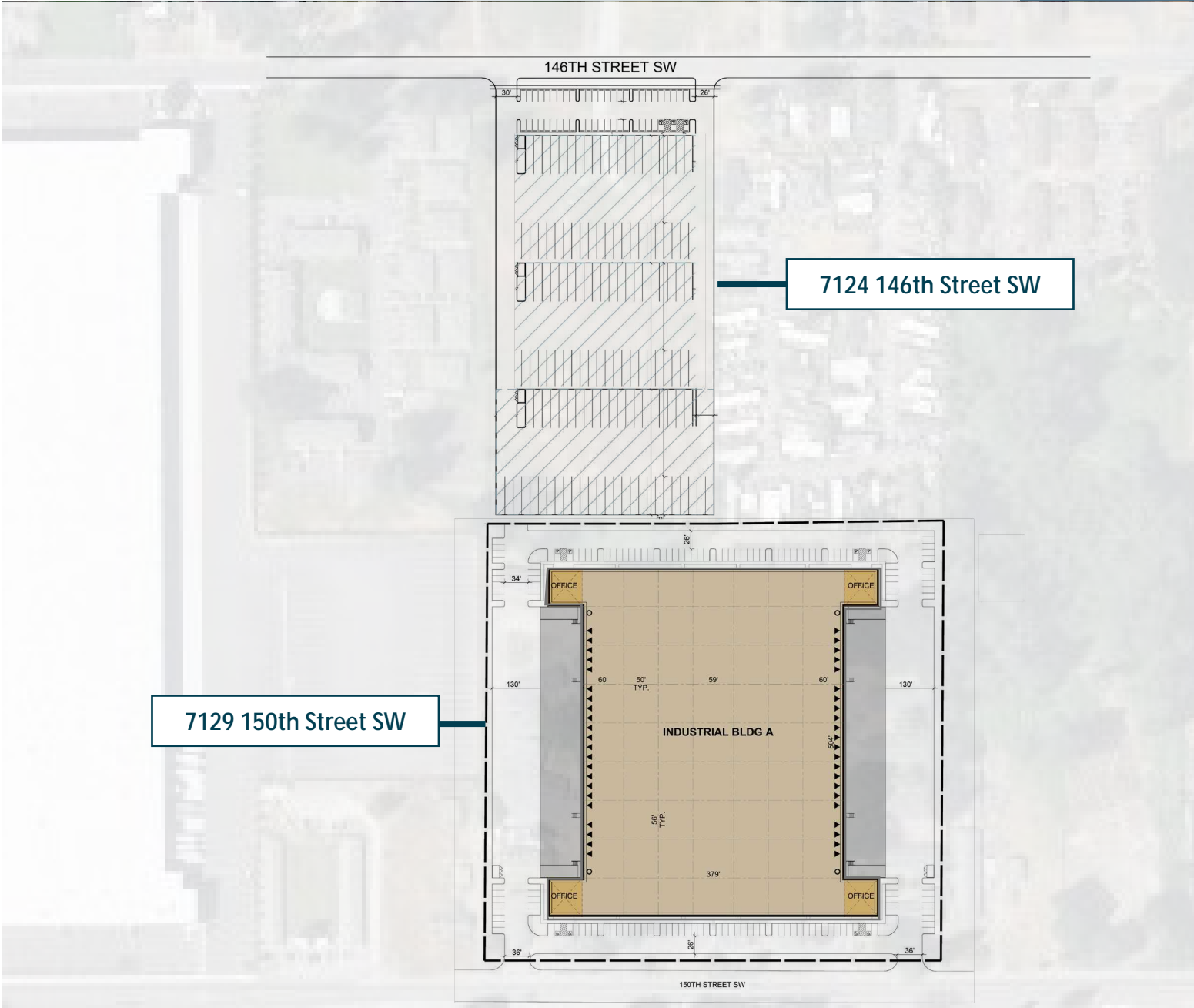
# SITE SELECTION

## OPTION 2

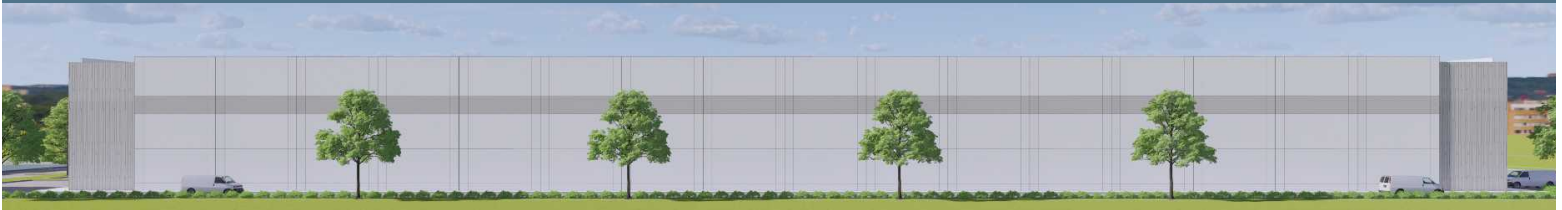


# SITE SELECTION

## OPTION 3



# ARCHITECTURAL FEATURES



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# PROPERTY FEATURES

CONVENIENTLY LOCATED NEAR TACOMA AND SEATTLE

## PROPERTY FEATURES

### Opti on 1:

- **Building A**  
202,951 SF- double loaded  
36' clear height
- **Building B**  
82,656 SF- single loaded  
32' clear height
- **Industrial zoning**
- **Heavy power**
- **ESFR fire sprinkler system**
- **Plentiful parking**
- **Design flexibility**

### Opti on 2:

- **Building A**  
174,889 SF- double loaded  
36' clear height
- **Building B**  
60, 274 SF- single loaded  
36' clear height

### Opti on 3:

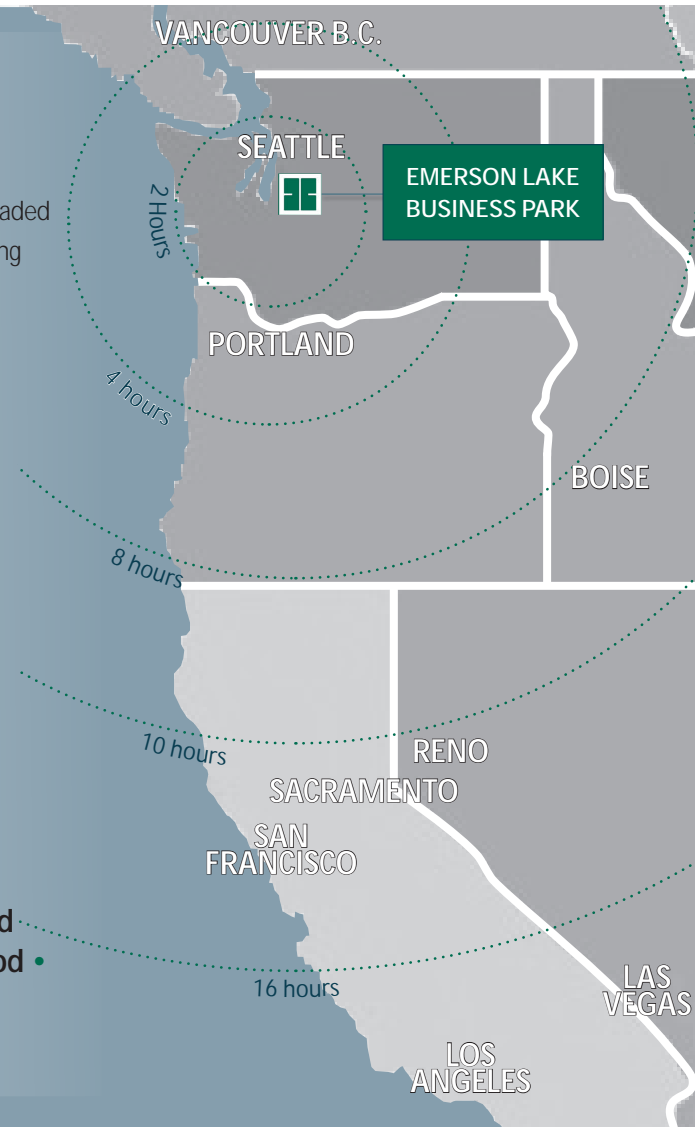
- **Building A**  
202,951 SF- double loaded  
4.8 acres, trailer parking

## EXCELLENT TRANSPORTATION HUB

- Less than 1 mile to I-5
- 12 miles to Port of Tacoma
- New I-5 Interchange with round-abouts for easy traffic flow
- Adjacent Joint Base Lewis McChord

## ESTABLISHED INFRASTRUCTURE

- Electricity, water, natural gas to site (electrical: Lakeview Light and Power • sanitary sewer: Pierce Country • water: City of Lakewood • natural gas: Puget Sound Energy)
- SEPA approved



## DRIVING DISTANCES

Tacoma, WA.....	5 miles
Seattle, WA.....	40 miles
Portland, OR.....	135 miles
Vancouver, B.C.....	182 miles
Boise, ID.....	524 miles
Reno, NV.....	665 miles
Sacramento, CA.....	714 miles
San Francisco, CA.....	769 miles
Salt Lake City, UT.....	860 miles
Las Vegas, NV.....	1,098 miles
Los Angeles, CA.....	1,097 miles